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ENVIRONMENTAL CLEANUP

### MEMORANDUM

DATE: June 5, 2013

TO: Brandon Perkins, Task Monitor, EPA, Region 10, Seattle, WA,  
Mail Stop ECL-112

FROM: Linda Ader, START-3 Project Leader, E & E, Seattle, WA

SUBJ: Site Recommendations  
Fourth Avenue and Gambell Street Parking Lot  
Anchorage, Alaska

REF: Contract Number: EP-S7-06-02  
Technical Direction Document Number: 12-01-0004

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The Fourth Avenues and Gambell Street Parking Lot (FGPL) is the location of a former dry cleaning business and is located within the city of Anchorage, Alaska, approximately 1.3 miles east/southeast of the Cook Inlet's Knik Arm. Apart from a cellular communication tower and associated equipment located on the southeast corner of the property, the site is undeveloped and used only as gravel surfaced parking lot. Prior to these current land uses, the property was occupied by three buildings. Occupants of those structures included C and K Cleaners from 1968 to 1970, located on the west side of the property, and NC Tire Center from 1976 to 1978, located in two structures on the eastern portion of the site. By 1978, all of the buildings located on site were demolished. C and K Cleaners operated a dry cleaning business and the NC Tire Center engaged in vehicle service work. Residential properties are located directly north and northwest of the site.

Eight separate phases of environmental work have occurred at the site between 1993 and 2012. Each of the investigations involved either digging test pits and/or advancing boreholes to assess subsurface soil and ground water conditions. Additionally, soil gas and ambient air samples were collected. Results from the past investigations have indicated that tetrachloroethene (PCE) and trichloroethylene (TCE) are present in all media in which samples were collected (i.e., soil, ground water, soil gas, and ambient air). The source of the PCE and TCE contamination appeared to be the former C and K Cleaners.

The primary source of contamination at the site is contaminated soil. Two wood/log cribs and four buried drums located during previous site excavations are believed to have contributed to the contaminated soil. Contaminants associated the soil source are PCE and TCE.

A total of 229 samples were collected as part of the FGPL site inspection (SI). Analytical results indicated significant concentrations of both PCE and TCE in surface soil and subsurface soil from on-site and off-site sample locations, and soil gas samples collected off site. Elevated concentrations of both PCE and TCE were detected in ground water on- and off-site. Based on

the SI sampling it appears that PCE and TCE have migrated from the site, north to the adjacent residential properties.

Based on these findings, the information contained in the FGPL SI report, and the accompanying preliminary Hazard Ranking System Site Score, the START recommends further investigation at the site be conducted under the Comprehensive Environmental Response, Compensation, and Liability Act.

If you have any questions regarding this memorandum, please call me at 206-624-9537.